LOT 260
IN OR 1755/1681
NORTH HAMPTON PHASE 1 PB 6/215

LACEK MARIE B & GAISE
85258 BOSTICK WOOD DR
FERNANDINA BEACH, FL 32034-8142

2025

12-2N-27-1460-0260-0000

BUILDING CHARACTERISTICS

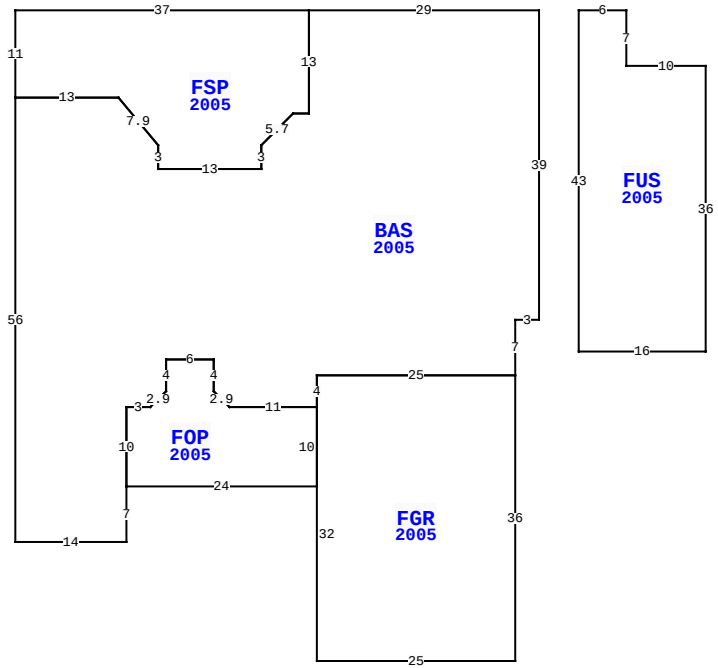
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,806	100	2005	2,806	363,926
FGR	900	55	2005	495	64,199
FOP	280	30	2005	84	10,894
FSP	559	40	2005	224	29,051
FUS	618	100	2005	618	80,152
TOTALS	5,163			4,227	548,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,227	108.5700	143.31	605,771	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2018 Heated Area: 3424 HX Base Yr 2018



85258 BOSTICK WOOD DR, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		548,223
TOTAL MARKET OB/XF VALUE		11,131
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		686,854
SOH/AGL Deduction		270,263
ASSESSED VALUE		416,591
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		365,869
TOTAL JUST VALUE		686,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412521	NEW CONSTR	262,482	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1755/1681	9/13/2011	WD	Q	I	01	369,000
GRANTOR: CREWS WAYNE P SR & GL						
GRANTEE: LACEK MARIE B & GAI						
1047/0273	4/01/2002	WD	Q	V		59,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: CREWS WAYNE P SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W29 FSP=[YR=2005] W37 S11 E13 D6 R5 S3 E13 N3 U4 R4 E2 N13$ S13 W2 L4 D4 S3 W13 N3 L5 U6 W13 S56 E14 N7 FOP=[YR=2005] E24 N10 W11 U2 L2 N4 W6 S4 D2 L2 W3 S10$ N10 E3 R2 U2 N4 E6 S4 D2 R2 E11 FGR=[YR=2005] S32 E25 N36 W25 S4$ N4 E25 N7 E3 N39$ PTR=E5 FUS=[YR=2005] S43 E16 N36 W10 N7 W6$ W5$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	2,396.00	SF	4.00	4.00	100	2005	2005	3	84	8,051	

LAND DESCRIPTION

TOTAL OB/XF 11,131

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS